



## WHEATCROFT WAY

The Sidings, Swindon, Wiltshire SN1 2RA

  
**PRIMARY**  
HOMES & LETTINGS



## Wheatcroft Way, The Sidings, Swindon SN1 2RA

- Three Bedroom Detached House
- Garage (with EV charging point) & Driveway Parking
- AIR SOURCE HEAT PUMP & SOLAR PANELS
- EPC Rating - A
- 19ft Kitchen/Diner
- 19ft Living Room
- Utility Room & Downstairs Cloakroom
- En-Suite Shower To Bedroom One
- Immaculate Condition
- West Facing Rear Garden

**Guide Price £395,000**



\*\*\* EPC RATING A \*\*\* We are delighted to offer this immaculate and spacious three bedroom detached house. The current owner has tastefully updated the property with good quality fixtures & fittings, other benefits include SOLAR PANELS and HEATED BY AIR SOURCE HEAT PUMP. Located in the popular area of The Sidings within easy access to the town centre and all local amenities. The accommodation briefly comprises of entrance hallway, cloakroom, living room, kitchen/diner, utility room, master bedroom (with en-suite shower), two further bedrooms and bathroom. Property also benefits from a parkland to the front of the house, garage with EV charging point, driveway parking with additional visitors spaces, enclosed rear garden and uPVC double glazing. An early viewing is highly recommended.

### Entrance Hallway

Stairs to first floor. Tiled flooring. Radiator.

### Cloakroom

White suite comprising of wash hand basin with cupboard under, low level W.C. Extractor fan. Part tiled walls. Tiled flooring. Radiator.

### Living Room

uPVC French doors to rear garden. uPVC windows to side, rear and front elevation. Two radiators.

### Kitchen/Diner

uPVC windows to front and rear elevation. Cottage style wall and base units with granite worktops over. Ceramic sink with half bowl and mixer tap. Built in double oven. Induction hob with extractor hood over. Integral fridge/freezer. Part tiled walls. Tiled flooring. Inset ceiling lights. Two radiators.

### Utility Room

Door to rear garden. Cottage style wall and base units with granite worktops over. Ceramic sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Part tiled walls. Tiled flooring. Radiator.

### Landing

uPVC window to rear elevation. Airing cupboard. Loft access. Radiator.

### Bedroom One

uPVC windows to side and front elevation. Two double built-in wardrobes. Radiator.

### En-Suite Shower

Obscured uPVC window to front elevation. White suite comprising of built in double shower, wash hand basin with cupboard under and low level W.C. Extractor fan. Shaving point. Fully tiled walls. Tiled flooring. Inset ceiling lights. Heated towel rail.

### Bedroom Two

uPVC window to front elevation. Built-in wardrobes. Storage cupboard. Radiator.

### Bedroom Three

uPVC window to rear elevation. Radiator.

### Bathroom

Obscured uPVC window to rear elevation. White suite comprising of panelled bath with shower over, wash hand basin with cupboard under and low level W.C. Extractor fan. Shaving point. Fully tiled walls. Tiled flooring. Heated towel rail.

### Front

Enclosed by hedging with mature tree. Low maintenance artificial grass with shrub borders. Paved path leading to front door. Storm porch. Outside light.

### Rear Garden

West facing. Enclosed by brick wall. Paved patio with path leading to gated rear access and pedestrian access to garage. Low maintenance artificial grass with pergola and shrubs. Awning. Outside electric point, light and tap.

### Garage

Up and over garage door. Door to garden. Eaves storage and shelving.

### Parking

Off road parking to the front of the garage with additional parking for visitors.

### Solar Panels

They are freehold and have a battery backup.

### Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

### Viewings

Strictly via our Swindon office telephone (01793) 641641.

### Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

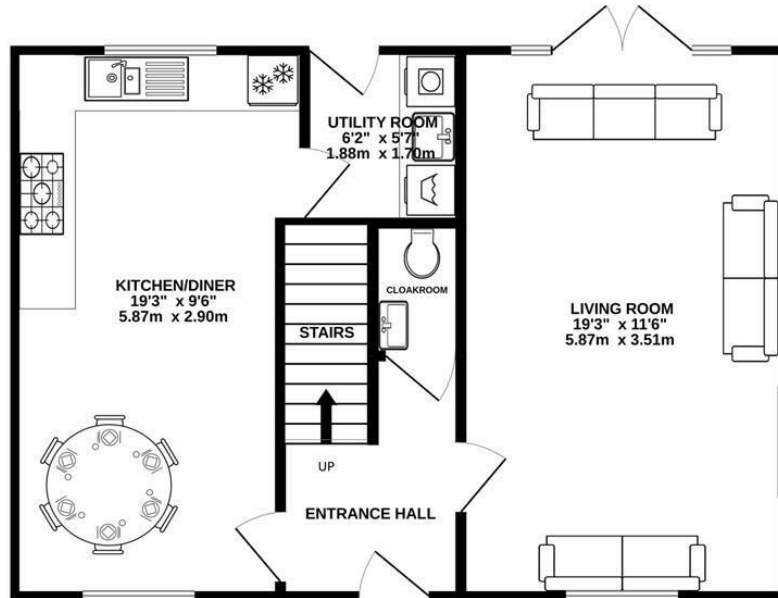
### Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

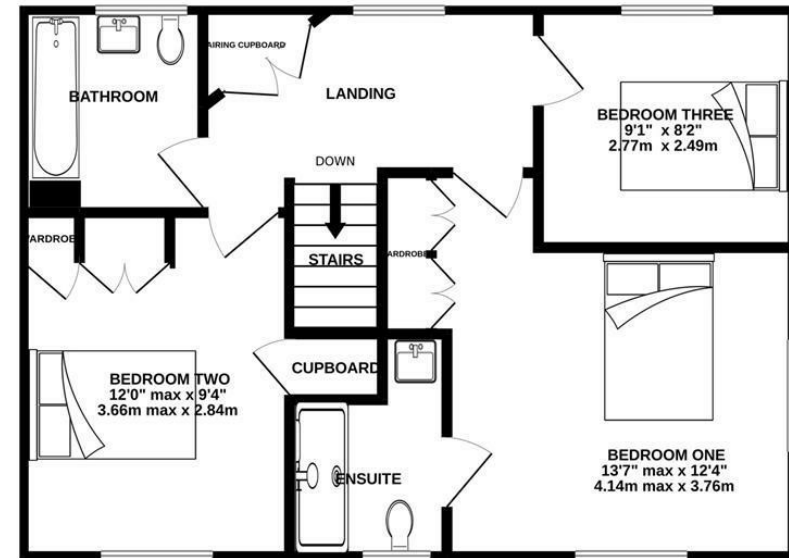




GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1071 sq.ft. (99.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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